

REGULAR MEETING
AGENDA

Wednesday, July 28, 2004 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

PUBLIC HEARINGS

CALENDAR NO. 55-2004

The application of Sean O’Kane on behalf of Stephen C. Schram, filed on June 23, 2004 for variations of Section 406 of the Darien Zoning Regulations to allow additions and alterations to the existing guest house. Section 406: 38.4 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Contentment Island Road; and 43.8 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Shennamere Road. The subject property is located on the southeast side of Contentment Island Road, approximately 300 feet southwest of the intersection of Contentment Island Road and Shennamere Road, and is shown on Tax Assessor’s Map #68 as Lot #11, being 31 Contentment Island Road, and located in the R-1 (residential) Zone.

CALENDAR NO. 56-2004

The application of Gleason, Hill & Ambrette, LLC on behalf of Robert R. & Elizabeth H. Cole, filed on June 23, 2004 for a determination and, if necessary, a variance of Section 210 of the Darien Zoning Regulations to allow a 25 foot accessway from Talmadge Hill Road in New Canaan to serve a proposed building lot in Darien. The subject property is located on the south side of Talmadge Hill Road in New Canaan and on the west side of Hollow Tree Ridge Road in Darien, with its current accessway located approximately 200 feet south of the intersection of Talmadge Hill Road and Hollow Tree Ridge Road, and is shown on Tax Assessor’s Map #3 as Lot #81, being 865 Hollow Tree Ridge Road, and located in the R-2 (residential) Zone.

CALENDAR NO. 58-2004

The application of Robert J. Correa filed on June 23, 2004 for a variation of Section 672 of the Darien Zoning Regulations to allow a commercial sales and service (retail) use without external storage or activity. The subject property is situated on the north side of Boston Post Road at the northwest corner formed by the intersection of Boston Post Road and Richmond Drive, and is shown on Tax Assessor's Map #13 as Lot #6, being 205 Boston Post Road and located in an SB-E (commercial) Zone.

CALENDAR NO. 59-2004

The application of John & Audrey Kallassy filed on June 23, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a front porch roof/awning. Section 406: 30.6 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the west side of Colony Road approximately 600 feet southwest of the intersection of Colony Road and Middlesex Road, and is shown on Tax Assessor's Map #23 as Lot #132, being 14 Colony Road and located in an R-1/2 (residential) Zone.

CALENDAR NO. 60-2004

The application of William W. Seymour & Assoc. on behalf of Michael & Pamela Clark filed on June 23, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a one story addition. Section 406: 30.3 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the east side of Berry Lane approximately 270 feet south of the intersection of Berry Lane and Five Mile River Road and is shown on Tax Assessor's Map #66 as Lot #53, being 7 Berry Lane and located in an R-1 and R-1/2 (residential) Zones.

CALENDAR NO. 61-2004

The application of Seelan Pather on behalf of Pear Partners, LLC filed on June 23, 2004 for variations of Section 920 of the Darien Zoning Regulations regarding the number of additional signs, the size of the letters within the signs, and the installation of two poster cases. The property is situated on the northwest side of Boston Post Road approximately 500 feet northeast of the intersection of Boston

Post Road and Leroy Avenue, and is shown on Tax Assessor's Map #73 as Lots #7 and #42, being 1077 Boston Post Road (the Darien Playhouse Building), and located in the CBD (commercial) Zone.

CALENDAR NO. 63-2004

The application of Doug MacMillan on behalf of Paul & Patricia Uhlman filed on June 23, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of one and one-half, and two story additions. Section 406: 10.0 in lieu of 15.0 feet minimum required side yard setback. The property is situated on the east side of the Rocation Road circle, approximately 700 feet west of the intersection of Rocation Road and Leroy Avenue and is shown on Tax Assessor's Map #18 as Lot #23, being 17 Rocation Road and located in an R-1/2 (residential) Zone.

GENERAL MEETING

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their legal responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

1. Discussion, deliberation and possible decisions for Public Hearing request items listed above.
2. Requested two month extension to obtain all required permits and begin on-site construction for ZBA Calendar No. 2-2004, A. Timothy & Margo T. West, 4 Edge Hill Drive. Initial ZBA approval expires on August 5, 2004.
3. Any other business (requires 2/3 vote of members present and voting).